



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE
LAND USE COMMITTEE
FOR THE WEEK OF FEBRUARY 26, 2018 – MARCH 2, 2018**

RAFAEL SALAMANCA, JR., *Chair*, Land Use Committee

FRANCISCO P. MOYA, *Chair*, Subcommittee on Zoning and Franchises

ADRIENNE ADAMS, *Chair*, Subcommittee on Landmarks, Public Siting
and Maritime Uses

BEN KALLOS, *Chair*, Subcommittee on Planning, Dispositions
and Concessions

<http://legistar.council.nyc.gov/Calendar.aspx>

Table of Contents

<u>Item No.</u>	Page
<i>Subcommittee on Zoning & Franchises Public Hearing/Meeting Scheduled for 02/26/18 Commencing at 9:30 A.M.</i>	
1. 35-10 Astoria Boulevard Rezoning (L.U. Nos. 28, 29).....	2-3
2. Sea Park North Rezoning (L.U. Nos. 15, 16).....	4-6
<i>Subcommittee on Landmarks, Public Siting & Maritime Uses Public Hearing/ Meeting Scheduled for 02/26/18 Commencing at 12:00 P.M.</i>	
3. Interborough Rapid Transit Company Powerhouse (L.U. No. 26)..	7
4. Empire State Dairy Company Buildings (L.U. No. 27).....	7
5. 827-831 Broadway Buildings (L.U. No. 20).....	8
6. Samuel H. and Mary T. Booth House (L.U. No. 21).....	8
7. Stafford “Osborn” House (L.U. No. 22).....	8
<i>Subcommittee on Planning, Dispositions & Concessions Public Hearing/ Meeting Scheduled for 02/26/18 Commencing at 2:00 P.M.</i>	
8. Spofford Campus Redevelopment (Pre. L.U.s.).....	9-11
<i>Land Use Committee</i>	11

SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway, New York City, New York 10007**, commencing at **9:30 A.M., Monday, February 26, 2018**:

L.U. NOS. 28 AND 29 ARE RELATED

L.U. No. 28

35-10 ASTORIA BOULEVARD REZONING

QUEENS CB - 1

C 170299 ZMQ

Application submitted by Astoria Boulevard LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, by changing from an R6B District to a C4-3 District property bounded by Astoria Boulevard (southerly portion), 36th Street, a line 100 feet southwesterly of Astoria Boulevard (southerly portion), and 35th Street, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated September 5, 2017, and subject to the conditions of CEQR Declaration E-446.

L.U. No. 29

35-10 ASTORIA BOULEVARD REZONING

QUEENS CB - 1

N 170300 ZRQ

Application submitted by Astoria Boulevard LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within ## is defined in Section 12-10;

***indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

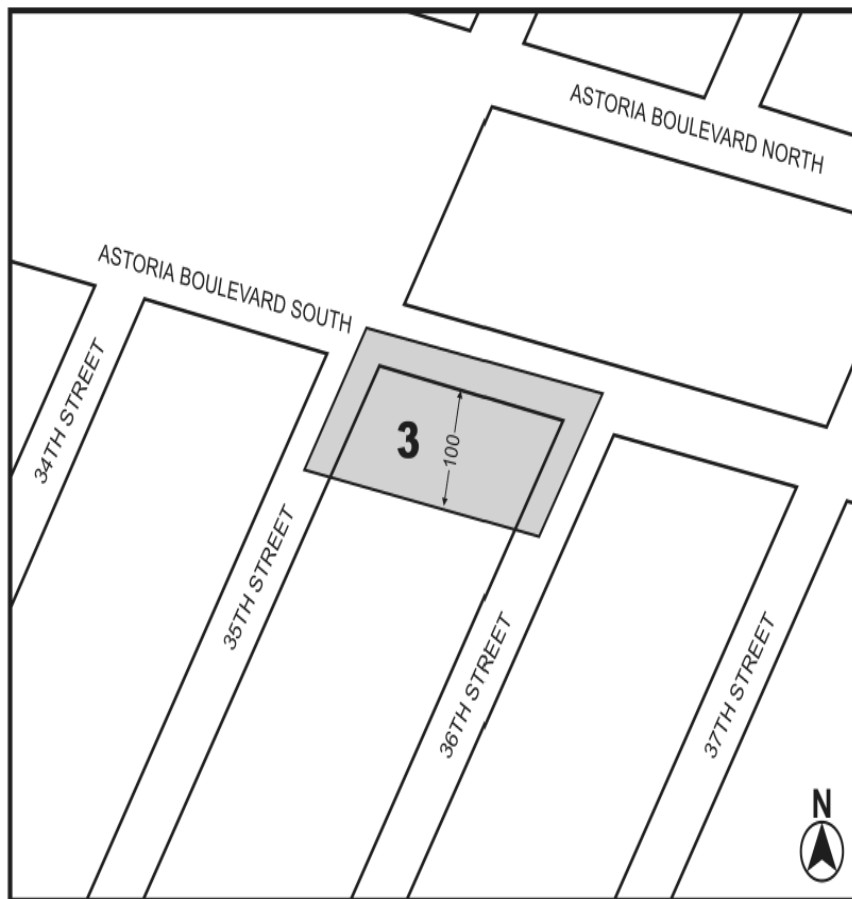
* * *

Queens Community District 1

* * *

In the C4-3 District within the area shown on the following Map 3:
Map 3 – (date of adoption)

(PROPOSED MAP)



Mandatory Inclusionary Housing Area (MIHA) – see Section 23-154 (d) (3)
Area 3 – (date of adoption) – MIH Program Option 1 and Option 2

Portion of Community District 1, Queens

* * *

L.U. NOS. 15 AND 16 ARE RELATED

L.U. No. 15

*The public hearing on this item was held on February 7, 2018
and **closed**. It was laid over by the Subcommittee on
Zoning and Franchises*

SEA PARK NORTH REZONING

BROOKLYN CB - 13

C 170240 ZMK

Application submitted by SP North of North Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28d:

1. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. Neptune Avenue, West 28th Street, a line 150 feet southerly of Neptune Avenue, and West 29th Street; and
 - b. a line 150 feet northerly of Mermaid Avenue, West 28th Street, Mermaid Avenue, and West 29th Street;
2. changing from an R5 District to an R6 District property bounded by a line 350 feet northerly of Mermaid Avenue, West 28th Street, a line 100 feet northerly of Mermaid Avenue, West 29th Street, a line 250 feet northerly of Mermaid Avenue, and a line midway between West 28th Street and West 29th Street;
3. changing from an R5 District to an R6A District property bounded by a line 100 feet southerly of Neptune Avenue, West 28th Street, a line 350 feet northerly of Mermaid Avenue, and a line midway between West 28th Street and West 29th Street;
4. changing from an R5 District to an R7A District property bounded by:
 - a. Neptune Avenue, West 28th Street, a line 100 feet southerly of Neptune Avenue, and West 29th Street; and
 - b. a line 100 feet northerly of Mermaid Avenue, West 28th Street, Mermaid Avenue, and West 29th Street; and
5. establishing within the proposed R7A Districts a C2-4 District bounded by:
 - a. Neptune Avenue, West 28th Street, a line 100 feet southerly of Neptune

Avenue, and West 29th Street; and

- c. a line 100 feet northerly of Mermaid Avenue, West 28th Street, Mermaid Avenue, and West 29th Street;

subject to the conditions of CEQR Declaration E-447.

L.U. No. 16

The public hearing on this item was held on February 7, 2018 and closed. It was laid over by the Subcommittee on Zoning and Franchises

SEA PARK NORTH REZONING

BROOKLYN CB - 13

N 170241 ZRK

Application submitted by SP North of North Limited Partnership, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 13.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

Brooklyn Community District 13

* * *

Map 2. [date of adoption]



Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))

Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 13, Brooklyn

* * *



SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **12:00 P.M. Monday, February 26, 2018:**

L.U. No. 26

**INTERBOROUGH RAPID TRANSIT COMPANY POWERHOUSE
(NOW CONSOLIDATED EDISON COMPANY OF NEW YORK)**

MANHATTAN CB - 4

20185135 HKM (N 180180 HKM)

The proposed designation by the Landmark Preservation Commission [DL-503/LP-2374] pursuant to Section 3020 of the New York City Charter of the Interborough Rapid Transit Company Powerhouse located at 855-869 Eleventh Avenue (aka 601-669 West 58th Street; 600-648 West 59th Street), Tax Map Block 1106, Lot 1 in part, as an historic landmark.

L.U. No. 27

EMPIRE STATE DAIRY COMPANY BUILDINGS

BROOKLYN CB - 5

20185134 HKK (N 180179 HKK)

The proposed designation by the Landmark Preservation Commission [DL-503/LP-2575] pursuant to Section 3020 of the New York City Charter of the Empire State Dairy Company Buildings located at 2840 Atlantic Avenue (aka 2840-2844 Atlantic Avenue; 181-185 Schenck Avenue), Tax Map Block 3964, Lot 8 in part, as historic landmarks.

L.U. No. 20

*The public hearing on this item was held on February 6, 2018 and **closed**. It was laid over by the Subcommittee on Landmarks, Public Siting and Maritime Uses*

827-831 BROADWAY BUILDINGS

MANHATTAN CB - 2

20185126 HKM (N 180145 HKM)

The proposed designation by the Landmark Preservation Commission [DL-502/LP-2594] pursuant to Section 3020 of the New York City Charter of 827-831 Broadway Buildings, located at 827-829 and 831 Broadway (Tax Map Block 564, Lots 17 and 19 in part), as historic landmarks.

L.U. No. 21

*The public hearing on this item was held on February 6, 2018 and **closed**. It was laid over by the Subcommittee on Landmarks, Public Siting and Maritime Uses*

SAMUEL H. AND MARY T. BOOTH HOUSE

BRONX CB - 10

20185148 HKX (N 180166 HKX)

The proposed designation by the Landmark Preservation Commission [DL-502/LP-2488] pursuant to Section 3020 of the New York City Charter of the Samuel H. and Mary T. Booth House located at 30 Centre Street (Tax Map Block 5626, Lot 414), as an historic landmark.

L.U. No. 22

*The public hearing on this item was held on February 6, 2018 and **closed**. It was laid over by the Subcommittee on Landmarks, Public Siting and Maritime Uses*

STAFFORD “OSBORN” HOUSE

BRONX CB - 10

20185149 HKX (N 180169 HKX)

The proposed designation by the Landmark Preservation Commission [DL-502/LP-2479] pursuant to Section 3020 of the New York City Charter of the Stafford “Osborn” House located at 95 Pell Place, City Island (Tax Map Block 5626, Lot 221), as an historic landmark.



SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **2:00 P.M., Monday, February 26, 2018:**

C 180121 ZMX THROUGH C 180126 PPX ARE RELATED

PRECONSIDERED L.U.

SPOFFORD CAMPUS REDEVELOPMENT

BRONX CB - 2

C 180121 ZMX

Application submitted by the New York City Economic Development Corporation and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c:

1. changing from an R6 District to an M1-2/R7-2 District property bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street; and
2. establishing a Special Mixed Use District (MX-17) bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street.

PRECONSIDERED L.U.

SPOFFORD CAMPUS REDEVELOPMENT

BRONX CB - 2

N 180122 ZRX

Application submitted by New York City Economic Development Corporation and The Peninsula JV, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Section 74-745 for the purpose of modifying parking and loading regulations; modifying Section

123-90 for the purpose of establishing a Special Mixed Use District; and modifying

Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 2.

The full zoning text may be viewed at the following website:

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

PRECONSIDERED L.U.

SPOFFORD CAMPUS REDEVELOPMENT

BRONX CB - 2

C 180123 ZSX

Application submitted by NYC Economic Development Corporation, Department of Citywide Administrative Services, and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yards), the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings) and the height and setback requirements of Section 123-66 (Height and Setback Regulations), in connection with a proposed mixed used development, within a large-scale general development, on property located at 1201-1231 Spofford Avenue (Block 2738, Lot 35, and Block 2763, Lots 29 and p/o Lots 1 and 2), in an M1-2/R7-2 District, within a Special Mixed Use District (MX-17),

PRECONSIDERED L.U.

SPOFFORD CAMPUS REDEVELOPMENT

BRONX CB - 2

C 180124 ZSX

Application submitted by NYC Economic Development Corporation, Department of Citywide Administrative Services, and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(b) of the Zoning Resolution to allow a reduction of loading berth requirements of Section 44-52 (Required Accessory Off-street Loading Berths), in connection with a proposed mixed used development, within a large-scale general development, on property located at 1201-1231 Spofford Avenue (Block 2738, Lot 35, and Block 2763, Lots 29 and p/o Lots 1 and 2), in an M1-2/R7-2 District, within a Special Mixed Use District (MX-17).

SPOFFORD CAMPUS REDEVELOPMENT

BRONX CB - 2

C 180126 PPX

Application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition, by means of ground leases, of four city-owned properties located at the former Spofford Juvenile Detention Center at 1201-1231 Spofford Avenue (Block 2738, Lot 35; Block 2763, Lot 29, and p/o Lots 1 and 2), pursuant to zoning.



LAND USE COMMITTEE

The Land Use Committee will hold a meeting in the **Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **11:00 A.M. on Tuesday, February 27, 2018**, to consider all items reported out of the Subcommittees at the meetings held Monday, February 26, 2018, and conduct such other business as may be necessary.